



Solicitors & Estate Agents



Offers Over
£250,000

172 Drum Brae Drive

Drum Brae | Edinburgh | EH4 7SH

This generously proportioned and attractive semi-detached villa situated on a fantastic corner plot with fantastic sized gardens and summerhouse, is quietly situated close to excellent amenities, schooling and transport links. The accommodation would undoubtedly appeal to the professionals and growing families and internal viewing is highly recommended to be fully appreciated.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Summerhouse
-  Private gardens
-  EPC Rating – D
-  Council Tax Band – D



Description

In brief the subject comprises; welcoming entrance hall, spacious and bright reception room, modern fitted kitchen with storage cupboard and door providing direct access to the rear, light and airy principal bedroom with fitted storage, second well proportioned double bedroom and contemporary bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob.

Gardens & Summerhouse

A real feature of this property is the fantastic sized private gardens to front, side and rear. The garden to the rear is mainly laid to lawn with areas of patio and houses a generous sized summerhouse which will be included in the sale. The garden to the front provides excellent potential to create off-street parking (subject to the relevant consents).

Viewing

Please contact Neilsons on 0131 625 2222.





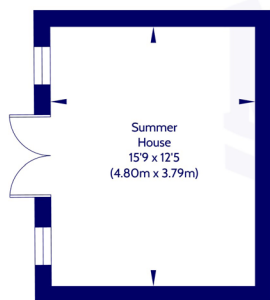
Location

Drum Brae is an excellent location close to many amenities and transport links. Local convenience shopping is within easy walking distance of the property with the Gyle Shopping Centre and Hermiston Gait only a short drive away providing a wide range of major retail outlets and services. Neighbouring Corstorphine offers a Tesco Extra and Lidl Supermarket along with a wide range of independent shops and services, cafes, restaurants & take-aways. Excellent schooling catering for all age groups is easily accessible, and a frequent public transport service is literally on your doorstep offering swift access to Edinburgh city centre, Edinburgh Airport and the surrounding areas. Leisure and recreational opportunities in the area abound and include the Drum brae and David Lloyd Leisure Centre's, Corstorphine Hill Nature Reserve, local golf courses, tennis club and the Drum brae Library and Community Hub. The area is ideal for commuters as links to the City Bypass, M8/M9, the Queensferry Crossing and Edinburgh International Airport are all close at hand.

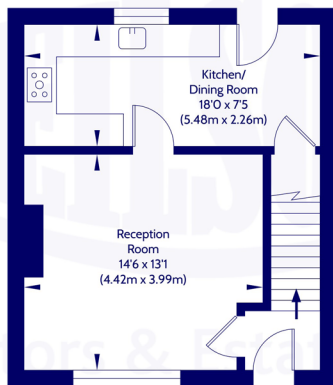




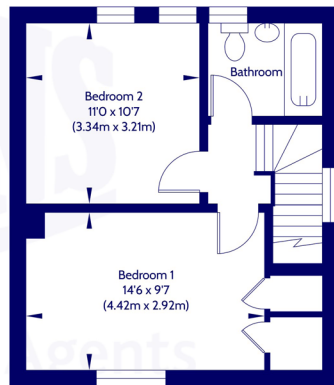
Approx. Gross Internal Floor Area 70 Sq M / 756 Sq Ft.



Ground Floor



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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